



HODSONS

ASKING PRICE

£215,500

Burkill Street

Wakefield, WF1 5PA



HODSONS

PROPERTY SUMMARY

A deceptively spacious and characterful mid-terrace home arranged over four floors, ideally located just south of Wakefield city centre. Blending traditional features with modern updates, the property offers flexible living space including a developed basement bar, three bedrooms, and a charming lounge with bay window and feature fireplace.

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LOCAL AUTHORITY

Wakefield

TENURE


Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk